

# City of Detroit

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### PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**  
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**COUNCIL MEMBER GABE LELAND, MEMBER**  
**COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Mr. Deonte Agee**  
**Assistant City Council Committee Clerk**

**THURSDAY, FEBRUARY 7, 2019**

**10:00 A.M.**

**A. ROLL CALL \_**

**B. APPROVAL OF MINUTES**

**C. PUBLIC COMMENT**

**D. 10:05 A.M. – PUBLIC HEARING – RE:** Petition of 28 Associates, LLC request to establish a Commercial Rehabilitation District in the area of 25 West Elizabeth and 2047 Woodward, Detroit, Michigan in accordance with Public Act 210 of 2005. (Related to Petition #593) **(28 Associates, LLC; All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**

**E. 10:20 A.M. – PUBLIC HEARING – RE:** Petition of MyLocker, LLC request to establish an Industrial Development District in the general area of 1641 Porter, Detroit, Michigan in accordance with Public Act 198 of 1974. (Related to Petition #571) **(MyLocker, LLC; All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**

**F. 10:30 A.M. – PUBLIC HEARING – RE:** Petition of 13400 Mount Elliott Street, LLC request to establish a Plant Rehabilitation District in the general area of 13400 Mount Elliott, Detroit, Michigan in accordance with Public Act 198 of 1974. (Related to Petition #580) **(13400 Mount Elliott Street, LLC; All Taxing Units; Finance, Housing and**

**Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**

**G.11:00 A.M. – PUBLIC HEARING – RE:** Petition of Planning and Development Department request to establish a Neighborhood Enterprise Zone in the area of the Midtown West area of Detroit, MI in accordance with Public Act 147 of 1992. (Related to Petition #588) **(All Taxing Units; Finance, Housing and Revitalization, and Planning and Development Departments; and City Council Legislative Policy Division)**

**UNFINISHED BUSINESS**

1. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Outreach for Future Carpentry Trade School site. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**
2. Status of **Council Member Scott Benson** submitting memorandum relative to NEZ Homestead & Rehabilitation Jurisdictions. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**
3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Formation of Housing Trust Fund Advisory Board. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**
4. Status of **Legislative Policy Division** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 1-24-19)**
5. Status of **Council Member Scott Benson** submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**
6. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 1-24-19)**
7. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 1-17-19)**

8. Status of Council Member Gabe Leland submitting memorandum relative to Creditor-Owned Property. **(BROUGHT BACK AS DIRECTED ON 1-17-19)**
9. Status of Council President Brenda Jones submitting correspondence relative to CKM Community Development Corporation BSEED Case #116-17, 13042 Van Dyke. **(BROUGHT BACK AS DIRECTED ON 1-17-19)**
10. Status of Council Member Janee' Ayers submitting memorandum relative to Status of 550 Fort St (Detroit Saturday Night Building). **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-17-19)**
11. Status of Council President Brenda Jones submitting memorandum relative to Tax Incentive Report. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 1-17-19)**
12. Status of Council President Pro-Tem Mary Sheffield submitting memorandum relative to Request for LPD to Draft an Amendment to the Inclusionary Housing Ordinance to Include Tax Abatements as a Trigger for the Affordable Housing Requirements. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
13. Status of Council Member Scott Benson submitting memorandum relative to Real Estate Development Ordinance. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
14. Status of Sign Ordinance Amendments from the Sign Ordinance Working Group. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
15. Status of Council Member Janee' Ayers submitting memorandum relative to Request for a Zoning Overlay Map of Post Release Restrictions on Housing. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
16. Status of Law Department submitting letter relative to Fifth General Text Amendment to Zoning Ordinance. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
17. Status of Historic Designation Advisory Board submitting reso. autho. Interim designation of 550 West Fort Street, the former *Detroit Saturday Night* news building as a local historic district and the appointment of ad hoc representatives in connection to this matter **(Petition #598)**. **(BROUGHT BACK AS DIRECTED ON 1-10-19)**
18. Status of Council Member Raquel Castaneda-Lopez submitting memorandum relative to Requesting Historic Survey of Midtown. **(BROUGHT BACK AS**

**DIRECTED ON 10-18-18)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

19. Submitting reso. autho. **Contract No. 6001766** - 100% Federal Funding – To Provide Temporary Housing for Homeless Young Women; ages 15-21 and their Children. – Contractor: Alternatives for Girls – Location: 903 W. Grand Blvd., Detroit, MI 48208 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$75,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
20. Submitting reso. autho. **Contract No. 6000438** - 100% City Funding – AMEND 2 – To Provide Assistance and Development in Managing Loan Pool for Housing Rehabilitation for existing homeowners. – Contractor: Local Initiatives Support Corporation – Location: 660 Woodward Ave., Ste. 1600, Detroit, MI 48226 – Contract Period: Upon City Council Approval through December 31, 2019 – Contract Increase: \$220,000.00 – Total Contract Amount: \$9,820,000.00. **HOUSING AND REVITALIZATION DEPARTMENT(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
21. Submitting reso. autho. **Contract No. 6001704** - 100% Federal Funding – To Provide a Warming Center for Single Men, and Emergency Housing. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson, Detroit, MI 48201 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$150,000.00. **HOUSING AND REVITALIZATION DEPARTMENT(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
22. Submitting reso. autho. **Contract No. 6001772** - 100% Federal Funding – To Provide Safe, and Decent Emergency Housing for Women with Children. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson, Detroit, MI 48201 – Contract Period: Upon City Council Approval through December 31, 2019 – Total Contract Amount: \$72,000.00. **HOUSING AND REVITALIZATION DEPARTMENT(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

**LAW DEPARTMENT**

23. Submitting Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code, *Advertising*, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, *Generally*, Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, Article III, *Protection of Minors*, Article IV, *Regulation of Business and Advertising Signs*, to consist of Division 1, *Generally*, Division 2, *General*

*Sign Standards*, Division 3, *Regulation of Business Signs*, Division 4, *Regulation of Advertising Signs Outside of the General Business District*, Division 5, *Regulation of Advertising Signs In the Central Business District*, Division 6, *Signs in Right-of-Way*, and Division 7, *Temporary Signs*, to provide for the regulation of business and advertising signs throughout the City of Detroit. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

#### **CITY PLANNING COMMISSION**

24. Submitting report and Proposed Ordinance to amend Chapter 61 of 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 73 to show a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification currently exists on 7 parcels, generally bounded by the east-west alley first north of W. Grand River Avenue to the north, Redford Avenue to the east, W. Grand River Avenue to the south and Cooley Avenue to the west. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
25. Submitting report relative to Overview of the Community Development Block Grant/Neighborhood Opportunity Fund Public Service (PS) and Public Facility Rehab (PFR) recommendations for 2019-20. **(The City Planning Commissions (CPC) has completed its review of the recommendations of the Mayor for the 2019-20 program year and is forwarding its recommendations to Your Honorable Body for consideration. On January 18, 2019, a chart listing recommendations from the Housing and Revitalization Department (HRD), the Mayor's office, and the CPC was submitted to Your Honorable Body at the end of the Formal Session of January 22, 2019.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

#### **DETROIT ECONOMIC GROWTH CORPORATION**

26. Submitting report relative to Development Incentives Flow of Funds. **(The report defines the difference between Detroit Public Schools (DPS) and Detroit Public Schools Community District (DPSCD) and discusses both districts' obligations and their sources of funding. Additionally, through collaboration with the Michigan Department of Education State Aid and School Finance Division and the Michigan Department of Treasury, DEGC was able to create a comprehensive understanding of the State's role in funding the local school districts in Detroit. Finally, the report uses an example project to show the effects of tax incentives in development in the City of Detroit.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

#### **OFFICE OF THE CHIEF FINANCIAL OFFICER/DEVELOPMENT AND GRANTS**

27. Submitting reso. autho. To submit a grant application to the National Trust for Historic Preservation Leadership Forum, for the FY 2019 African American Cultural

**Heritage Action Fund. (The Planning and Development Department is hereby requesting authorization from Detroit City Council to submit a grant application to the National Trust for Historic Preservation Leadership Forum, for the FY 2019 African American Cultural Heritage Action Fund. The amount being sought is \$150,000.00. There is no match requirement. The total project cost is \$150,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

28. Submitting reso. autho. Request to accept and appropriate the FY 2018 Detroit/Philadelphia Preservation Exchange Project Grant. **(The John S. and James L. Knight Foundation via the fiduciary Community Foundation for Southeast Michigan has awarded the City of Detroit Planning and Development Department with the FY 2018 Detroit/Philadelphia Preservation Exchange Project Grant for a total of \$25,000.00. The total project cost is \$25,000.00. There is no match requirement for this award. The grant period is January 30, 2019 through January 31, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

29. Submitting reso. autho. Correction-4703 E. McNichols, Detroit, MI 48212. **(By resolution adopted October 2, 2018, your Honorable Body authorized the transfer of the referenced property to Around the Clock Daycare, LLC, a Michigan Limited Liability Company. The correct name of the Offeror should have read Around the Clock Child Care, LLC, a Michigan Limited Liability Company.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
30. Submitting reso. autho. Property Sale – 14818 Plymouth, Detroit, MI 48227. **(The Purchaser proposes to develop the Property into an expansion for his Medical Transport business operated in an adjacent building. Currently, 14818 Plymouth is within a B4 zoning district (General Business District). Usman Muhammad’s use of the Properties shall be consistent with the allowable uses for which the Property are zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
31. Submitting reso. autho. Property Sale – 10201, 10211, and 10217 Dexter, Detroit, MI 48206. **(Detroit Community Outreach (DCO) proposes to develop the Properties in to an open space for their adjacent youth home, located at 3726 Glynn. Currently, the Properties are within a B4 zoning district (General Business District). DCO’s use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
32. Submitting reso. autho. Property Sale – 12201 & 12217 Rosa Parks, Detroit, MI 48206 and 1916 Richton, Detroit, MI 48206. **(The Purchaser intends to develop the three adjoining properties, which are adjacent to property they own at 1926 Richton,**

**into an open-air dog park. Currently, 12201 and 12217 Rosa Parks, as well as 1916 Richton, are all within a B4 zoning district (General Business District). The Purchaser's use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

33. Submitting reso. autho. Property Sale – 5900 Haverhill, Detroit, MI 48224. **(The Purchaser proposes to develop the Property into a green space, adjacent to property he currently owns at 5910 Haverhill. Currently, 5900 Haverhill is within an R2 zoning district (Two-Family Residential District). The Purchaser's use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

#### **MISCELLANEOUS**

34. **Council Member James Tate submitting memorandum relative to Analysis of Neighborhood Revitalization Strategy Areas. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
35. **Council Member Raquel Castaneda-Lopez submitting memorandum relative to Clark Park Coalition's Application for FY 2019-20 CDBG-NOF. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
36. **Council President Brenda Jones submitting memorandum relative to Ordinance Request for detailing the process for community engagement and notification for the declaration of surplus property by the Detroit Planning and Development Department. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
37. **Council President Brenda Jones submitting memorandum relative to Development Agreements. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
38. **Council President Brenda Jones submitting memorandum relative to Michigan Senate Bill 54 and House Bill 4100. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
39. **Council Member Gabe Leland submitting memorandum relative to Stalled Development Projects. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
40. **Council Member Gabe Leland submitting memorandum relative to P&DD Community Planning Sessions, Follow-up to P&DD Response Memorandum dated July**

31, 2018. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**

41. Submitting Petition of Joanne Warwick (#655), requesting to address the full Detroit City Council on January 22, 2019 or as soon thereafter as possible. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
42. Council President Pro Tem Mary Sheffield submitting memorandum relative to Request for LPD to Draft an emergency ordinance establishing a 90-day moratorium on evictions of tenants with subsidies affected by the Federal Shutdown. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
43. Council President Pro Tem Mary Sheffield submitting memorandum relative to Request for an update on the status/progress of the Packard Plant Project and the benchmarks set forth in the development agreement. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**
44. Council Member James Tate submitting memorandum relative to Analysis of Secondary Naming of Streets. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-7-19)**